

NEWFIELDS PLANNING BOARD
MAY 18, 2006

Attendance: Mike Price, Mike Todd, John Hayden, Elliot Alexander, and Town Planner Reuben Hull. Chairman William Meserve was absent from the meeting.

There were no new application/hearings scheduled.

Mike Price brought up the e-mail that Bill Meserve sent out regarding drainage from the Evergreen Estates Subdivision. John Hayden noted that it appears the drainage from Heath Drive is working well but in his opinion, something should be done with the runoff from Scanlon Way. There is a pool of water that collects in the roadway in front of 78 Piscassic Road when there has been an excessive rainfall. John recalls the Board discussing the improvement of the drainage at that location with the developer and engineer during the Evergreen Estates review process. Mike Todd suggested that we look at the past minutes to find out what was discussed during that time.

Reuben updated the Board on the drainage complaint at 52 Piscassic Road. He has met with Ray Wenninger of RCCD, and they determined that the subdivision drainage system is working as designed and approved. The problem at 52 Piscassic Road is not related to any site development. Reuben explained that the trees in front of 52 Piscassic Road have moved and are leaning toward the road but that damage has occurred over time not within the last 18 months. The NH Department of Transportation has been to the site and cleaned out the ditch. It will take the State a few times of digging out and cleaning the ditch to get it working properly.

It was brought to the Board's attention that Mr. Case has been marketing his property with alternate access locations. Access to the Case parcel could be obtained through Partridge Hill Road or the Kingston Property on Piscassic Road.

Master Plan Update

Reuben suggested updating the master plan in segments. Instead of updating it every 8-10 years why not do a portion at a time. Less would be done at one time but it would be more manageable and current. Other towns update their master plan that way. We could begin with the expansion of the commercial base and the Route 108 corridor. Reuben mentioned that we did not receive the NH Plan Design Charrette and he feels it is because we have already taken steps to protect the Town in regards to future commercial development. He spoke with Wes Tator, NH Plan Member and he is willing to do a charrette for us on a smaller scale. Reuben would like to know how the Board feels about going forward with this plan. Mike Todd was not opposed to starting the charrette. Mike Price felt that the charrette would assist the Board in determining how to zone and develop the Route 108 corridor. John Hayden said that historically towns lean toward government agencies for assistance, such as the Rockingham Planning Commission. We pay annual dues to the Commission and he would like to know if they could be of assistance to us. They helped us with the most recent master plan update. John does not see the urgency in having a design charrette done immediately.

The minutes of the April meeting were reviewed. Minor changes were made. A motion was made by John Hayden and seconded by Mike Price to approve the minutes as amended. The motion carried.

Sue informed the Board that Simon Heslop is interested in serving on the Planning Board. We will invite him to the next meeting on June 15, 2006.

With no further business to discuss, the meeting adjourned at 8:30 pm.

Respectfully submitted,
Sue McKinnon